

UNIVERSITY COMMUNITY PLANNING GROUP

University Towne Center – Forum Hall

Executive Committee Monthly Meeting - Tuesday, July 14, 2009

Minutes ([Draft](#))

Directors Present: Janay Kruger (Chair), Doug Williamson (Secretary), Milt Phegley (Membership Secretary), Charles Herzfeld, Marilyn Dupree, Alice Tana, Deryl Adderson, Harry Walker, Mark Young, Pat Wilson, George Lattimer, Sherry Jones, William Beck, Peter Burch and Juan Ilas.

Directors Absent: Linda Colley, Wendy Peveri, Tracie Hager, Petr Krysl

1. **Call Meeting to Order** – Janay Kruger (Chair) at 6:09 p.m..
2. **Pledge of Allegiance. Followed by a moment of silence**
3. **Agenda Approval: Motion** – to approve agenda with changes by Pat Wilson and seconded by Bill Beck . **Motion passed unanimously.**
4. **Approval of July 14, 2009 Minutes – Motion:** to approve without changes by Bill Beck and seconded by Pat Wilson. **Motion passed . Vote: 10-0-4.** Harry Walker, Sherry Jones, Peter Burch, Marilyn Dupree, abstained due to absence from July meeting.
5. **Announcements** – Janay Kruger (Chair)
 - Torrey Pines City Park needs input regarding park uses.
 - Mid-Coast Corridor Study – will extend light rail transit service from Old Town Transit Center to University City community including UCSD and UTC.
 - Crime Statistics – January – May, 2009. University City ranks 3rd property crime. Our police representative will come and talk to our group.
 - CPC Update – FBA and DIFS – collections have decreased. An ordinance to amend the Municipal Code regarding deferring fees will be heard by the City Council on 7-21-09. We have a draft of the Community Plan Preparation Manual. Brook Peterson, chair of the Clairemont Planning Group, will represent the CPC on the SANDAG/ Regional Planning Working Group.
 - University City Village Project – They are aware that the UCPG needs the environmental document before we can vote on the final project.
 - The Ness Mitzion Association want to build a Sephardic Synagogue on Governor Drive.
 - The Neveln Residence on 5451 Sanburg Ave. has filed a Site Development Permit to construct 87 linear feet of retaining wall – Action item 9-8-09.
 - The La Jolla Canyon Project will go to the Planning Commission on 7-16-09.
 - In the future we should make Committee Recommendations which: Approve or Deny; Approve with conditions; Approve with non-binding recommendations; take No Action, e.g. need more information, split vote, lack of quorum, etc.
6. **Reports**

City Council Member Sherri Lightner's Office – Jesse Mays

 - The City is looking into the possible fire station at Governor/Genesee.
 - Judicial Drive – will be finished in about 6 weeks. Another 13 weeks for the traffic signal.
 - The Super Loop opened – please send in comments.

- Names are needed for the Telecom Policy Stakeholders Review Committee, which is being formed by the Mayor's Office – 8 members from the industry and 8 from each community.
- **Congressman Brian Bilbray (50th District) – Andrew Lund**
- Absent

Congresswoman Susan Davis Office (53rd District) – Bill Cegelka

- Absent

State Assembly Member Nathan Fletcher (75th District) – Oscar Urteaga, Field Representative

- Absent

Doug Williamson, UCPG Member – Report on Torrey Pines City Park General Development Plan Advisory Board

- Information was sought and received from the Board and public about Park's usage, purpose, and place in the community. All comments were passed on to the Advisory Board and the consultants.

Juan Ilas, MCAS representative

- There will be increased flight activity because of field carrier landing practice.

Dan Monroe – City of San Diego Planning Staff

- **The description of the La Jolla Center III will be changed to business park land use zone I P 2 1.**
- **There is a report about deferring FBA payments.**
- **A motion was made by George Lattimer and seconded by Pat Wilson to get FBA payments onto our agenda. There was unanimous approval.**

Milt Phegley – Membership Secretary

- Forms on hand to sign up as UCPG general member.
- List on hand to document meeting attendance.
- There was some discussion about board appointments vs. elections and amending the by-laws.

Milt Phegley – UCSD Representative

- Project List distributed and also available on line at: <http://commplan.ucsd.edu>

7. Public Comment: Non-Agenda Items

A concern was voiced about the noise the new buses create while shifting gears on the grades near Gilman and Nobel. Don Martin from SANDAG will remeasure the noise and is open to having a committee to study the noise issue.

Question was asked whether there will be a traffic study for the U.C. Village Project.

8. Scripps Memorial Hospital CUP, Process 4, Two 313,00 sf hospital towers, 141,000 sf office building. Presented by Lynn Heidel and CEO Gary Fieble.

The CUP has been amended 7 times and this 8th request is for Floor Area Restrictions (FAR) and height deviation. The height limitations are based on the 35 foot residential restrictions, which is already exceeded by other buildings. The Floor Area Ratio (FAR) is .60 and .97 is requested.

There were a number of questions about water usage, number of trips, FBA, trends, traffic flow, and hospital staffing. Reclaimed water will be used; traffic is measured by the number of beds, so there will be a reduction in the number of trips; no extra trips, hence no FBA; there is a trend toward one-person rooms; the Super Loop stops at the hospital; staffing ratios won't change.

They will return on 9-8-09 with a new rendering and water assessment. And they will reviews the traffic study and any changes in the Mitigated Negative Declaration (MND).

9. Sephardic Synagogue presented by Ness Mitzion Association, proposal to purchase 15 acres from the City of San Diego at 5190 Governor Drive, Base Zone RS-1-7 and to develop a synagogue, school, and retail facility. Presented by David Caidar, Ness Mitzion Assn., John Goddard of Rick Engineering, and architect Michael Witkin.

- There was discussion about the location of the project, the wetlands, the open area, willingness to build a fire station, usable vs. non-usable space; and why this project on this property. The City has the property listed “for sale.” The Community Plan designates this area for institutional use.

10. San Clemente Terrace, 5 lot subdivision and PDP, 1.6 acres (infill site on San Clemente Terrace). Presented by: Mike Rust, Newland Community Developers.

- Zoned RS- 1-7. They want to build 5 homes on land zoned for homes. They need a PDP. The Board gave general input – no major concerns were raised.

11. FBA – added item

Motion: The University Community Planning Group opposes staff deferring paying FBA fees was made by George Lattimer and seconded by Bill Beck. There was discussion. The vote was 6 in favor and 4 against.

A second motion was made recommending that the City Council NOT approve an Ordinance amending the section of the San Diego Municipal Code relating to the City’s Facilities Benefit Assessment (FBA) and Development Impact Fee (DIF) Provisions.

This was discussed and the vote was 8 in favor and 3 against.

favor and 3 against.

12. Old/New Business: The Fire Committee needs to meet with the Fire Department. Any members for the ad hoc committee will have to take the Community Orientation Workshop (COW).

13. Adjourn – 10:05 PM

Submitted by:

Doug Williamson

Doug Williamson, Secretary

University Community Planning Group